



September 8, 2024

**PROPOSED CHANGE IN WINDOW
POLICY SENT / SEE ATTACHED**

On August 21st, all owners were sent the attached proposed change in window replacement policy. If you have comments, please provide them by September 20th. Should the Board accept your feedback and amend the proposed change, a revised draft will be sent for another round of your input. Otherwise, after 30 days of the initial mailing, the original change will become official with an official vote by the Board and the Policy will be emailed again. Please stay tuned.

POWER WASHING OF BUILDINGS DELAYED

The Board recognizes that all the buildings could be cleaned and freshened up. However, at the August Meeting, the Board voted to delay this process until the visible dry rot damage is repaired. The power washing may, potentially, cause more extensive dry rot to the already damaged area. Therefore, the Board will try to address the dry rot areas prior to power washing.

**LANDINGS, BALCONIES, FRONT DOOR AREAS
ARE TO BE KEPT CLEAR & CLEAN**

As a reminder, the common landings and area by the front doors should be kept clear and clean. Clear (no pots, boxes, other personal belongings, etc.) so that emergency personnel can easily access the front door. If there are leaves, pine needles, etc. at the front door area, please take a few minutes to sweep and properly dispose of them. Should the area by your front door be a shared area, please arrange with your immediate neighbor about keeping the area clean.

ASSOCIATION ONLY DEALS WITH OWNERS

Since the Association has a direct contractual relationship with its members, it only deals with owners. If renters or guests need to deal with the Association, all correspondence must come through the respective unit owners.

PLEASE PICK UP AFTER YOUR PET

Some dog owners have been failing to pick up after their pets in the common areas of our complex. With this hot weather, the odor and flies have magnified the problem. Please be sure to carry bags with you and to properly dispose of your pet's waste in the provided pet waste can at designated pet waste stations. If your children walk your dog, please ensure that they are cleaning up as well. Pet waste that is not properly disposed of poses problems for water quality and human health.

Irrigation run-off or rain falling in our complex flows, untreated, into the creek, waterways, and ocean, either directly or through storm drains. Just as we don't want human sewage in our water, it is important to prevent pet waste from being carried into our waterways. A single gram of dog feces can contain 23 million fecal coliform bacteria, and dogs can also be significant hosts of both *Giardia* and *Salmonella*. Thus, leaving pet waste on the ground can not only harm water quality, but may also pose a risk to children, adults, and other pets. If you think that pet waste is natural in the environment, please keep in mind that household pets are at an unnaturally high density for carnivorous animals - their waste cannot be adequately or naturally absorbed into the environment. By Kelly Hildner, PHD

BOARD MEETING SCHEDULED VIA ZOOM & IN PERSON

The next Board Meeting is scheduled for **SEPTEMBER 12, 2024, 6PM**, via Zoom & at 7610 Meeting Room

<https://us02web.zoom.us/j/88462577073>

Meeting ID: 884 6257 7073

You can also call by dialing:

+1 669 900 9128 (Hit *6 to unmute)



PARKING REMINDER - REGISTRATION MUST BE CURRENT

As a reminder, all vehicles in the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense. Email notification is just a courtesy. If you park in the "long-term" area, please have your vehicle regularly checked for violation notice. Please notify your renters, guests, workers, agents.

ASSOC WELCOMES NEW MEMBERS

The Assoc would like to welcome its latest members: Mr. J. Bollag, Ms. Y. Strait.

NOTIFY YOUR INSURANCE AGENT REGARDING HIGHER DEDUCTIBLE

If you have not done so, please notify your insurance agent that the Association policy has a \$20,000 deductible for water related issues. Please have your coverage adjusted accordingly so that you are properly covered.

Speaking about insurance, the insurance industry continues to be volatile. Unless something drastic happens in the future at the State level, the Association fire & hazard premium may continue to significantly increase. Currently, the only type of coverage that appears to be holding steady is earthquake coverage. The Association insurance coverage is up for renewal in mid-November.

ANTS PESTERING UNITS

In the last few weeks, you may have seen more activities from ants as they search for water. Even though you may be keeping your unit spotless, you still may experience an "invasion." Depending on your preference to treat the interior of your unit, you may contact a pest control company, buy a can of ant spray or ant liquid bait at a local store, or spray with a cleaning solution that has ammonia. The Association is reluctant to spray around the building due to the presence of numerous pets. However, it has placed numerous ant bait stations around the buildings.

SEASONAL TIME FOR TERMITES TO SWARM

Each year, around this time when there is a hot spell, it is not unusual that you will experience termites swarming. If they land in your unit, you can use a fly swatter and vacuum them. Unless they have borne into the wood and produced sawdust like material, there is not much one can do. If they are in the structure (not personal property like furniture, kitchen cabinet, doors, windowsill, etc.), please call and the Association will contact a pest control company to treat. You can also treat termites by getting a

termite spray can from a hardware store that has a tube to inject the chemical directly into the hole. Otherwise, individual owners are responsible for dealing with them. Thank you.

REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP. You will need to give specific location information. Thank you for your cooperation.

COMMUNITY LIAISON INFORMATION FOR SHERIFF NOTED

The current Community Resource Deputy for Goleta is Officer Connor Worden, 805-729-5240. His email address is crw5576@sbsheriff.org. For emergencies, please call "911". Thank you.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order):

- Alteration / modification policy
- Balconies / patios
- Dehumidifiers
- Furnace inspection
- Governing documents
- Hard floors
- Insurance review recommended
- Mailbox
- Maintenance request
- Minutes
- Newsletters
- No short-term rentals
- Parking
- Pets
- Pressure regulators
- Quiet hours
- Remodeling
- Resident Guidelines
- Sewer lines
- Smoking prohibited
- Trespassers

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

To keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

To prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are for patio furniture and are not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and

please follow the prompt (or email to info@clineagency.com). The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage. Renters are encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you with refinancing, the Association keeps track of the owners / tenants ratio for lenders. Please include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next meeting is **September 12, 2024**, at 6PM, via Zoom and in the Meeting Room at Bldg 7610. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter other notification to your tenants. Thank you.

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